



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

April 2, 2025

**Project Name**  
**Park Place Residential Development**  
**Docket #6**

**Request**  
**6.1:** CD-CPC-2025-00034  
Rezoning

**6.2:** CD-CPC-2025-00023  
Development Plan

**Applicant**  
Qiyamah Muhammad  
Olsson

**Owner**  
Jacie Lieber

**Location** 8130 N Platte Purchase Dr  
**Area** About 19 acres  
**Zoning** R-2.5 & R-7.5  
**Council District** 2<sup>nd</sup>  
**County** Platte  
**School District** Platte County

**Surrounding Land Uses**  
**North:** Residential, Zoned R-2.5  
**South:** Residential, Zoned R-7.5  
**East:** Office/Warehousing, Zoned M2-2  
**West:** Residential, Zoned R-7.5

**KC Spirit Playbook Alignment**  
LRP determination: Medium Alignment

**Land Use Plan**  
The Line Creek Area Plan recommends Residential Medium Density for this location. The proposed plan aligns with this designation. See Criteria A for more information.

**Major Street Plan**  
North Platte Purchase Drive identified on the City's Major Street Plan and recommends a Local Link with 2 lanes at this location.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning in current District R-2.5 and R-7.5 to proposed District R-2.5 and approval of a Development Plan on about 23 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots.

## PROJECT TIMELINE

The application for the subject request was filed on February 7, 2025. No scheduling deviations from 2025 Cycle 4.1 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted an in person meeting on March 19<sup>th</sup> and a second virtual meeting on March 25<sup>th</sup>. A summary of both meetings is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject site is currently undeveloped. It is adjacent to the existing Barry Harbor Neighborhood which has connections to the undeveloped property. There is an associated regulated stream with the subject site which runs along the northern property line.

## CONTROLLING CASE

There is no controlling case for the subject site.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 Recommendation: **Approval**

Docket #6.2 Recommendation: **Approval Subject to Conditions**

**VICINITY MAP****REZONING REVIEW**

The applicant is proposing a request to rezone approximately 8.6 acres from District R-7.5 to District R-2.5. This rezoning will allow for the accompanying Development Plan which proposes multiplex buildings on the lots. The project site is a vacant parcel made up of three (3) platted lots. The proposed rezoning is associated with accompanying plan.

**SPECIFIC REVIEW CRITERIA- REZONING****Zoning and Development Code Map Amendments, REZONINGS (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**A. Conformance with adopted plans and planning policies;**

The Line Creek Area Plan recommends Residential Medium Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required. The development matches the Future Land Use on the site and provides appropriate transitions from N Platte Purchase. The garages take up most of the front elevation and don't allow there to be a prominent front door for many units.

**B. Zoning and use of nearby property;**

Adjacent properties to the south and west are zoned R-7.5, developed with single-unit detached residential structures on lots approximately 10,000 SF. The parcel directly north is zoned R-2.5 and is developed with high-density single-unit detached units on smaller lots approximately 3,600 SF, consistent with the intent of the R-2.5 zoning district. To the east, the property is developed with the Evergy Northland Service Center.

**C. Physical character of the area in which the subject property is located;**

Adjacent properties consist mainly of residential properties of varying densities. The proposed rezoning is not expected to change the physical character of the area.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

There is existing public infrastructure serving the site along North Platte Purchase Drive. Additional infrastructure will be provided through the Development Plan and Final Plat application which will come with a future application.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The current zoning designation is R-2.5 and R-7.5. The proposed rezoning will change the zoning of the entire property to R-2.5. This zoning is in conformance with the Line Creek Area Plan.

**F. Length of time the subject property has remained vacant as zoned;**

The subject site has never been developed. The land was previously heavily wooded, but cleared for development while the Tree Preservation and Protection ordinance was under consideration.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning is not expected to detrimentally affect nearby properties.

**H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

A denial of the application will not provide any gain to the public health, safety, and welfare.

## **DEVELOPMENT PLAN REVIEW**

The applicant is seeking approval of a Development Plan in proposed District R-2.5 on 23 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots.

The proposal is to subdivide the existing 23 acre unplatte parcels of land into 16 platted lots. The R-2.5 Zoning District requires lots to be at least 2500 SF. Proposed lot sizes for the single unit detached homes range from 6,600 SF to 14,000 SF with the average lot size being approximately 7,000 SF. The developer is not requesting any deviations to setbacks from the R-2.5 district.

There are 23 multiplex buildings located on 5 lots consisting of 13 three unit townhomes and 10 four unit townhomes. Each unit will have a its own garage and off street parking. Pedestrian connections will be provided along the north side of the property in the form of a trail.

Landscaping for this project includes landscaping along North Platte Purchase Drive to adequately screen the rear of the buildings. A project plan will be required for each private open space tract prior to recording the Final Plat.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include stone veneer and stucco.

During review staff requested additional pedestrian connections and consolidated driveways. The applicant complied and when able rotated driveways to have side loaded garages. Pedestrian connections have been enhanced throughout and connections to North Platte Purchase Drive were provided.

There are two outstanding corrections by the Police Department which have not been corrected as of the submittal of this report. Condition #9 has been added to the conditions report which requires that all outstanding corrections are addressed prior to the case being heard by the City Council.

## DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	
Outdoor Lighting Standards (88-430)	No		
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

## SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN

### DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed Development Plan complies with all standards of the Zoning and Development Code. This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The

development matches the Future Land Use on the site and provides appropriate transitions from N Platte Purchase. The garages take up most of the front elevation and don't allow there to be a prominent front door for many units.

**B. The proposed use must be allowed in the district in which it is located:**

The proposed Development Plan is allowed within the proposed R-2.5 Zoning District which permits residential development in the proposed building types of single unit detached homes and multiplexes.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. The applicant is connecting to existing stub streets which were provided by adjacent properties and is providing a stub street to the south for future development.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

The proposed Development Plan does not inhibit pedestrian circulation and safety.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Adequate utilities are proposed for the Development Plan. The applicant will extend public utilities and streets prior to recording of the Final Plat.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

Proposed structures are compatible with the adjacent properties. Multi-unit buildings were updated to reduce the percentage of the façade which is covered by garage

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. A Project Plan will need to be submitted for each private open space tract prior to recording of the Final Plat.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Excess impervious area is not proposed with this Development Plan.

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The Development Plan identifies trees to remain and new trees to be planted.

## ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP  
Lead Planner



## Plan Conditions

Report Date: March 27, 2025

Case Number: CD-CPC-2025-00023

Project: Park Place Residential Development

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*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved are preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

2. That prior to recording of the Final Plat the applicant submit and gain approval of a Street Name Plan from the Street Name Committee.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall secure approval of a Project Plan for all private open space tracts from the City Plan Commission prior to recording of the Final Plat.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
8. That the developer record a Final Plat in accordance with the Zoning and Development Code prior to issuance of the Certificate of Occupancy.
9. That the applicant must resolve all outstanding corrections prior to being heard by the City Council for final approval.

*Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.*

10. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

11. Shall provide fire lane signage on fire access drives.
12. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. A required fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)  
Fire hydrant distribution shall follow IFC-2018 Table C102.1
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

16. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
17. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.*

18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall construct all proposed trails within the development prior to certificate of occupancy of any dwelling unit.
20. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of the Final Plat.
21. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.*

22. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

23. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
24. The developer shall dedicate additional right of way [and provide easements] for N Platte Purchase Dr. as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
25. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
26. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
27. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
28. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
29. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
30. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

31. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

32. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/>
33. No water service tap permits will be issued until the public water main is released for taps.

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

34. The developer shall employ a Missouri PE to design water main extension plans meeting KC Water Rules and Regulations. The plans shall be approved and under contract (permitted) prior to builder permit issuance or plat recording.

*Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.*

35. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
36. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
37. The developer must secure permits to extend public sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
38. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
39. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
40. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.
41. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements
42. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
43. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
44. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
45. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
46. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
47. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.

# DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

## FOR

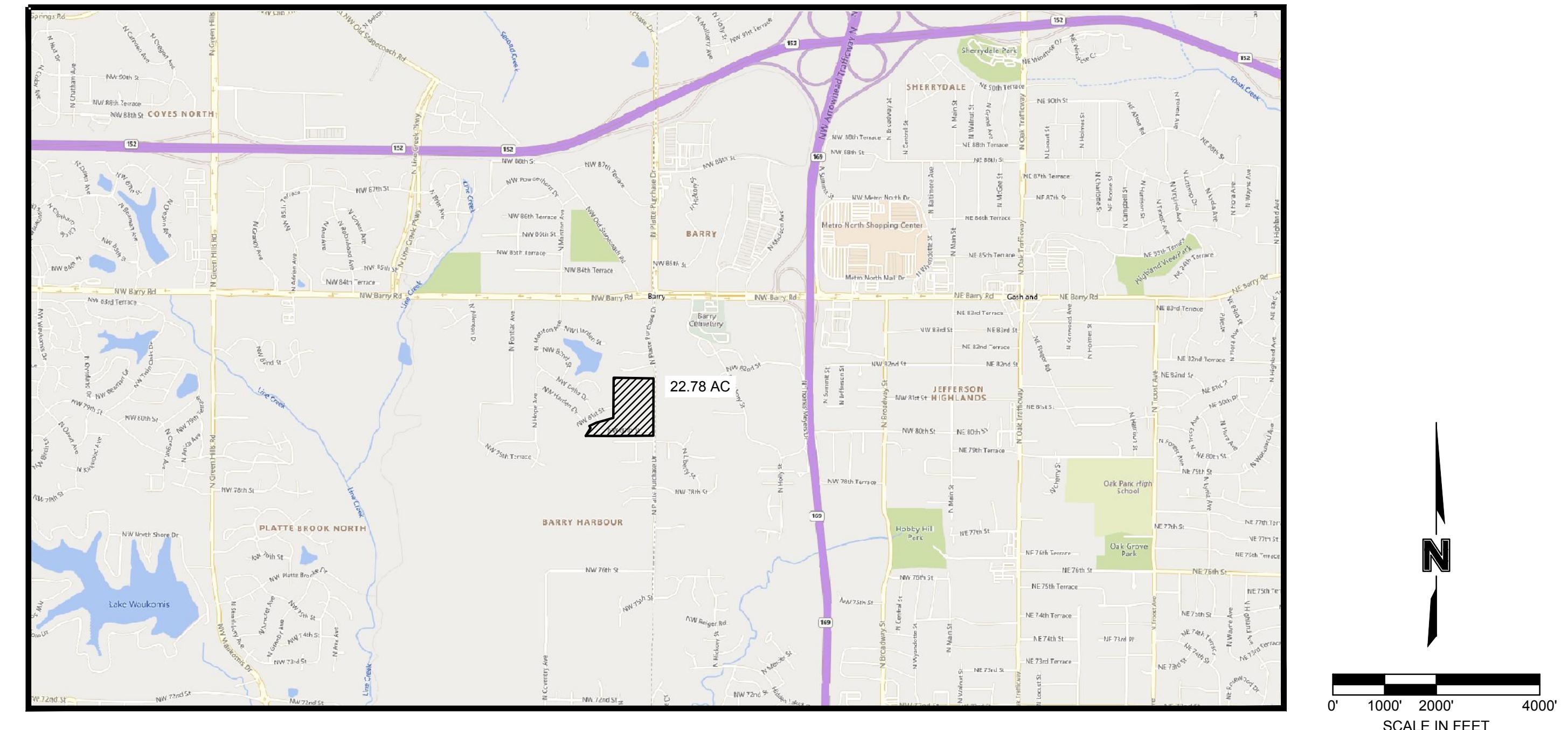
# PARK PLACE

N PLATTE PURCHASE DRIVE & NW 80TH ST  
SECTION 10, TOWNSHIP 51N, RANGE 33W  
KANSAS CITY, PLATTE COUNTY, MISSOURI

**olsson**

1301 Burlington Street  
North Kansas City, MO 64116  
olsson.com  
TEL 816.361.1177  
FAX 816.361.1888  
Olsson - Engineering  
Missouri COA #001592

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER/DEVELOPER PAPOO LLC 6601 N NATIONAL DRIVE PARKVILLE, MO 64152 CONTACT: JACIE LIEBER PHONE: 816.935.6078	UTILITY SERVICE NUMBERS NAME: KCMO WATER SERVICES PHONE: 816-513-2627  NAME: SPIRE PHONE: 816-513-2171  NAME: GOOGLE FIBER PHONE: 877-454-6959
ENGINEER OLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR PHONE: 816.442.6061 EMAIL: SSAYLOR@OLSSON.COM	NAME: EVERGY PHONE: 816-471-5275  NAME: SPECTRUM PHONE: 816-358-5360
LANDSCAPE ARCHITECT OLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.361.1177 EMAIL: JHODSON@OLSSON.COM	



Sheet List Table			
Sheet Number	Sheet Title	DESCRIPTION	REVISIONS
01	TITLE SHEET		
02	EXISTING CONDITIONS		
03	PRELIMINARY PLAT		
04	SITE PLAN		
05	GRADING & UTILITY PLAN		
06	PRELIMINARY STREAM BUFFER PLAN		
07	TREE PRESERVATION PLAN		
08	PUBLIC STREET LIGHTING PLAN		
09	LANDSCAPE PLAN		
10	BUILDING ELEVATIONS		
11	BUILDING PERSPECTIVES		
12	BUILDING FLOOR PLANS		

### PROPERTY DESCRIPTION

BEG SW COR SEC 10, TH N 800' TO POB, TH N 325', TH E TO W R/W PLATTE PURCHASE DR, FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.

FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.

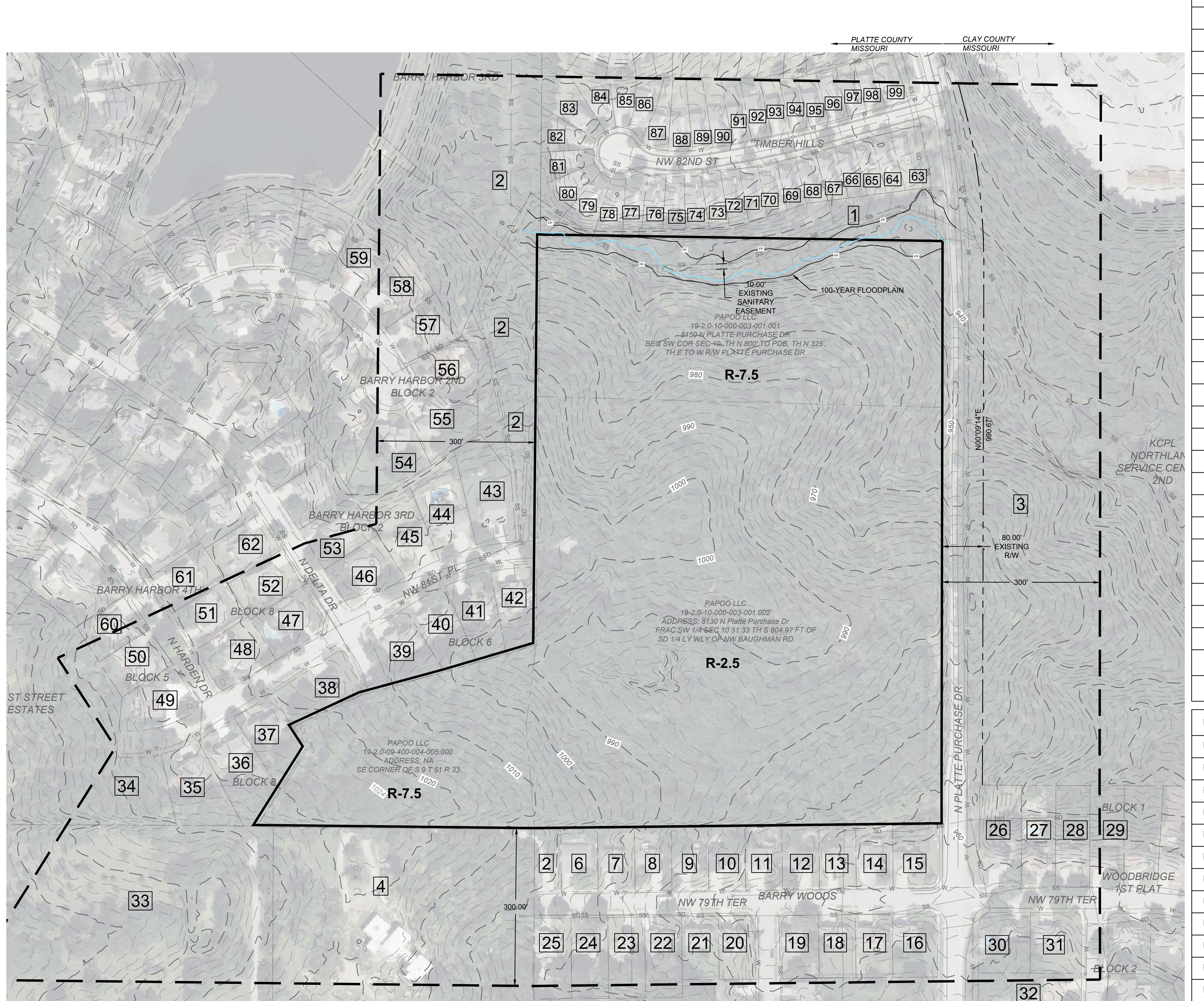
PRT SE 1/4 SE 1/4 SEC 9 51 33DAF BEG SE COR SD 1/4 TH N 357 FT M/L TO SE COR BARRY HARBOR 3RD PLAT LOT 4 BLK 6 THS 73 DEG 32 MIN 14 SEC W 181.22 FT TH S 74 DEG 49 MIN 10 SEC W 161.96 FT TH SW 146.65 FT TO SW COR BARRY HARBOR 4TH PLAT LOT 4 BLK 8 THSE 48.38 FT TO SE COR SD SUB LOT 5 BLK 8 TH SW 175.95 TO S LI SD SEC TH ALG SD S LI E 523FT M/L TO POB.

- NOT FOR CONSTRUCTION
- REVIEWED FOR CONSTRUCTION

TITLE SHEET	PARK PLACE	DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	KANSAS CITY, MISSOURI
2025			

drawn by: \_\_\_\_\_ KMM, DWG.  
designed by: \_\_\_\_\_ DWG.  
project no: 024-04367  
date: 02.07.2025

SHEET  
01



PROPERTY OWNERS WITHIN 300'		
1	TIMBER HILLS HOMEOWNERS ASSOCIATION PO BOX 14131 PARKVILLE, MO 64152	WHITE, KEVIN & NICOLE J 3718 NW 82ND ST KANSAS CITY, MO 64118
2	BARRY HARBOR HOMES ASSOCIATION INC PO BOX 14098 KANSAS CITY, MO 64151	ZHAO, XIE LI 2109 NW 81ST ST KANSAS CITY, MO 64151
3	KANSAS CITY POWER & LIGHT CO PO BOX 418679	METTLER, MAGHAN MC LAUGHLIN & MATTHEW MICHAEL 2201 NW 81ST ST KANSAS CITY, MO 64151
4	LAWSON, JENNIFER L 3911 NW 81ST TER KANSAS CITY, MO 64152	GEORGE, ROBERT & BARBARA 2109 NW 81ST PL KANSAS CITY, MO 64151
5	GENESIS HOMES ASSOCIATION INC 11125 NW AMBASSADOR DR #200 KANSAS CITY, MO 64132	GULLEY, XAVIER & SYDNEY 1820 NW 82ND ST KANSAS CITY, MO 64151
6	KLAUSMAN, TAMERA L SMITHVILLE, MO 64069	SCHATZ, ROBERT G & REBECCA J 1811 NW 81ST PL KANSAS CITY, MO 64151
7	LAWSON, SCOTT 1911 NW 79TH TER KANSAS CITY, MO 64151	SHARP, MARY J TRUST 2019 NW 81ST PL KANSAS CITY, MO 64151
8	NEWBERRY, JERRY L 1911 NW 79TH TER KANSAS CITY, MO 64151	GOLDEN, RONNIE LEE & SUSAN JANE 2019 NW 81ST PLACE KANSAS CITY, MO 64151
9	MARTIN, LINDA S & JEFFER L 1909 NW 79TH TER KANSAS CITY, MO 64151	HAMILTON, ROBERT JAMES & PAPER, RHEANA MARIE 2011 NW 81ST PL KANSAS CITY, MO 64151
10	CLINE, FLORENCE 1909 NW 79TH TER KANSAS CITY, MO 64151	WINTERBERG, ROBERT 1811 NW 81ST PL KANSAS CITY, MO 64151
11	MERRITT, TRAVIS & GROVES, NATALIE L 1809 NW 79TH TER KANSAS CITY, MO 64151	ORTFORD, JACQUE J 811 N MAIN ST, APT 22 BRAEMER, MO 64024
12	OERTWIG, ROBERT N & SMITH, PEGGY J 1811 NW 79TH TER KANSAS CITY, MO 64151	KENNISON, RICKY F & SUE C 2019 NW 81ST PLACE KANSAS CITY, MO 64151
13	CONWAY, AUSTIN & STITES, KAYLA 1809 NW 79TH TER KANSAS CITY, MO 64151	SMITH, D. DANE & MANNOS, L. JOYCE & CRAWFORD, DEBRA 115 NW 81ST PL KANSAS CITY, MO 64151
14	SEXTON, BARBARA L & HIRSH, JOSEPH D 1809 NW 79TH TER KANSAS CITY, MO 64151	ANDREWS, DANISHA 1809 NW 79TH TER KANSAS CITY, MO 64151
15	MILNER, ERIC & MARGARET 1809 NW 79TH TER KANSAS CITY, MO 64151	MC COY, SONIA SOTO & MARCH SPRINGER 1809 NW 79TH TER KANSAS CITY, MO 64151
16	RODRIGUEZ, DANIELA 1809 NW 79TH TER KANSAS CITY, MO 64151	LEVEL, III LLC 810 N 20TH ST SHAWNEE, KS 66203
17	RODRIGUEZ, JESUS & ELIZABETH A & JASPER 810 N 20TH ST SHAWNEE, KS 66203	SHAHALI, ABE R 7915 N AMES AV KANSAS CITY, MO 64151
18	MIRABILE, ANTHONY & J. ELIZABETH A & JASPER 810 N 20TH ST SHAWNEE, KS 66203	CLARE, DANIEL & MIRANDA 1809 NW 79TH TER KANSAS CITY, MO 64151
19	RODRIGUEZ, JESUS & ELIZABETH A & JASPER 810 N 20TH ST SHAWNEE, KS 66203	FIN 509 PROPO 1850 PARKVIEW PL SE STE 900 MARTHA, GA 30067
20	UHMRACHER, NANCY J 1811 NW 81ST TER KANSAS CITY, MO 64151	CLARK, ANGELA C & GREGORY C 1809 NW 79TH TER KANSAS CITY, MO 64151
21	SOLT, STEPHEN L 810 N 20TH ST SHAWNEE, KS 66203	GENTRY, BRENDA L 1911 NW 79TH TER KANSAS CITY, MO 64151
22	ROBERTS, MATTHEW N & ASHTON M 1811 NW 81ST TER KANSAS CITY, MO 64151	AKOPOV, SERGEY & IRINA N 1921 NW 79TH TER KANSAS CITY, MO 64151
23	KEITH & ELISE ROBINSON REVOCABLE LIVING TRUST ROBINSON, KEITH & ELISE TRUSTEES 1811 NW 81ST TER KANSAS CITY, MO 64151	GUTIERREZ, LISA M & MORGAN, NICHOLAS J 1809 NW 79TH TER KANSAS CITY, MO 64151
24	BOZARTH, MATTHEW 1811 NW 79TH TER KANSAS CITY, MO 64151	BOZARTH, MATTHEW 1811 NW 79TH TER KANSAS CITY, MO 64151
25	WOODALL, CRAIG L & MALENE R 1809 NW 79TH TER KANSAS CITY, MO 64151	BULTEMER, NICOLE 1602 NW 79TH TER KANSAS CITY, MO 64118
26	BULTEMER, NICOLE 1602 NW 79TH TER KANSAS CITY, MO 64118	LIGHT, MICHAEL D 131 NW 81ST PL KANSAS CITY, MO 64118
27	DUFRESNE, JEAN MARIE-WIGTON DUFRESNE, ROGER SERGE ET AL 1809 NW 79TH TER KANSAS CITY, MO 64118	DUFRESNE, JEAN MARIE-WIGTON DUFRESNE, ROGER SERGE ET AL 1809 NW 79TH TER KANSAS CITY, MO 64118
28	FRIH SFR PROPO CO LP 1850 PARKVIEW PL MARTHA, GA 30067	FRIH SFR PROPO CO LP 1850 PARKVIEW PL MARTHA, GA 30067
29	COX, CHASE 7034 N KIYOMING CT KANSAS CITY, MO 64118	STETTINISCH, DIANA M 1839 NW 82ND ST KANSAS CITY, MO 64151
30	STETTINISCH, DIANA M 1839 NW 82ND ST KANSAS CITY, MO 64151	GALL, JANICE J 1839 NW 82ND ST KANSAS CITY, MO 64151
31	CRIM, BRIAN J & SHANNON K 1839 NW 82ND ST KANSAS CITY, MO 64151	CRIM, BRIAN J & SHANNON K 1839 NW 82ND ST KANSAS CITY, MO 64151
32	MAHERS, VINCENT 1820 NW 82ND ST KANSAS CITY, MO 64151	MAHERS, VINCENT 1820 NW 82ND ST KANSAS CITY, MO 64151
33	ALLEGRI, RYAN & NICK 7219 TOMAHAWK LN KANSAS CITY, MO 64151	ALLEGRI, RYAN & NICK 7219 TOMAHAWK LN KANSAS CITY, MO 64151
34	MELBROOK, ETHEL L 1820 NW 82ND ST KANSAS CITY, MO 64151	MELBROOK, ETHEL L 1820 NW 82ND ST KANSAS CITY, MO 64151
35	KBL INVESTMENT PROPERTIES LLC 1809 NW 81ST TER KANSAS CITY, MO 64151	KBL INVESTMENT PROPERTIES LLC 1809 NW 81ST TER KANSAS CITY, MO 64151
36	LOPEZ, KAREN J TRUST 1911 NW 81ST TER KANSAS CITY, MO 64151	LOPEZ, KAREN J TRUST 1911 NW 81ST TER KANSAS CITY, MO 64151
37	BURGESS, AMY W 1809 NW 81ST TER KANSAS CITY, MO 64151	BURGESS, AMY W 1809 NW 81ST TER KANSAS CITY, MO 64151
38	HARRIS, OMAR & CARLA 1809 NW 81ST TER KANSAS CITY, MO 64151	HARRIS, OMAR & CARLA 1809 NW 81ST TER KANSAS CITY, MO 64151
39	GILBERT, LESA KAY 1809 NW 81ST TER KANSAS CITY, MO 64151	GILBERT, LESA KAY 1809 NW 81ST TER KANSAS CITY, MO 64151
40	KIRBY, JUDITH A 1839 NW 82ND ST KANSAS CITY, MO 64151	KIRBY, JUDITH A 1839 NW 82ND ST KANSAS CITY, MO 64151
41	REYNOLDS, JAMES D 1820 NW 82ND ST KANSAS CITY, MO 64151	REYNOLDS, JAMES D 1820 NW 82ND ST KANSAS CITY, MO 64151
42	DRAFFEN, TAYLOR 1809 NW 81ST TER KANSAS CITY, MO 64151	DRAFFEN, TAYLOR 1809 NW 81ST TER KANSAS CITY, MO 64151
43	GREEN COLLAR DOG PROPERTIES LLC 1350 NW RESERVOIR RD PLATTSBURG, MO 64477	GREEN COLLAR DOG PROPERTIES LLC 1350 NW RESERVOIR RD PLATTSBURG, MO 64477

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REVISIONS	DESCRIPTION
1	02/26/2025 REVISED FOR CITY COMMENTS

**EXISTING CONDITIONS**  
PROJECT PROPERTY BOUNDARY  
300' ADJACENT PROPERTY OWNER BOUNDARY  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
STREAM CENTERLINE  
80' EXISTING R/W

**PARK PLACE, REZONING, & PRELIMINARY PLAT**  
KANSAS CITY, MISSOURI  
2025  
F120240401-04500124-0436740designAutoCADpreliminaryplansSheetsISNC\_Ex001\_02404367.dwg  
DATE: Mar 25, 2025 3:32pm  
USER: qmuhammad

drawn by: KMM, DWP  
designed by: DWP  
project no: 024-04367  
date: 02/07/2025  
SHEET 02

0' 50' 100' 200'  
SCALE IN FEET

## PARCEL DEVELOPMENT DATA

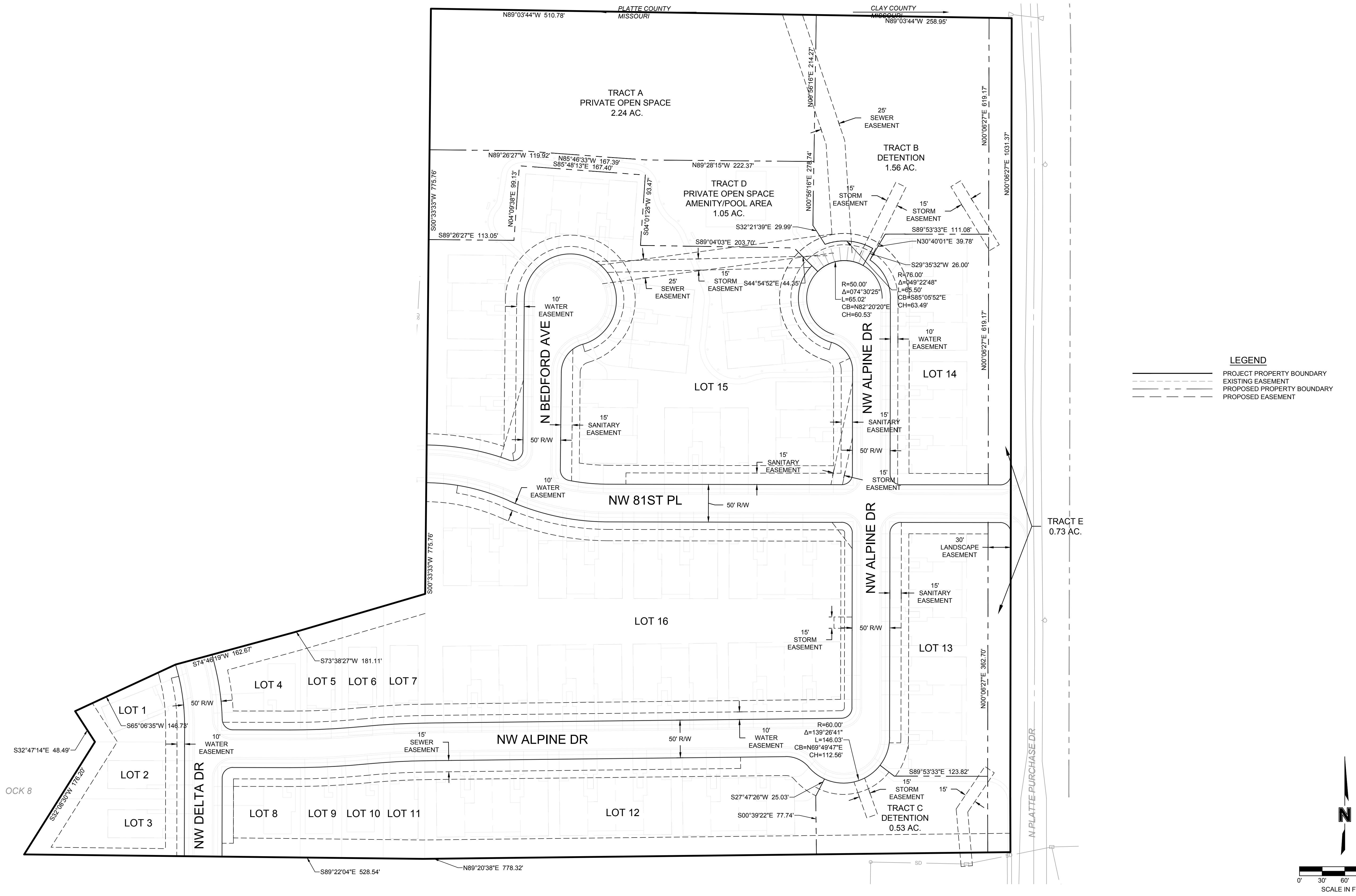
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	Avg. Gross DU/AC.	COMMENCE DATE	COMPLETION DATE
16 PROPOSED (3 EXISTING)	R-7.5, R-2.5,R-7.5	R-2.5	22.78	0.00	3.58	3.29	0.73	2.09	13.09	34	2.60	1.49	SPRING 2026	FALL 2026
TOTAL			22.78	0.00	3.58	3.29	0.73	2.09	13.09	34	2.60	1.49		

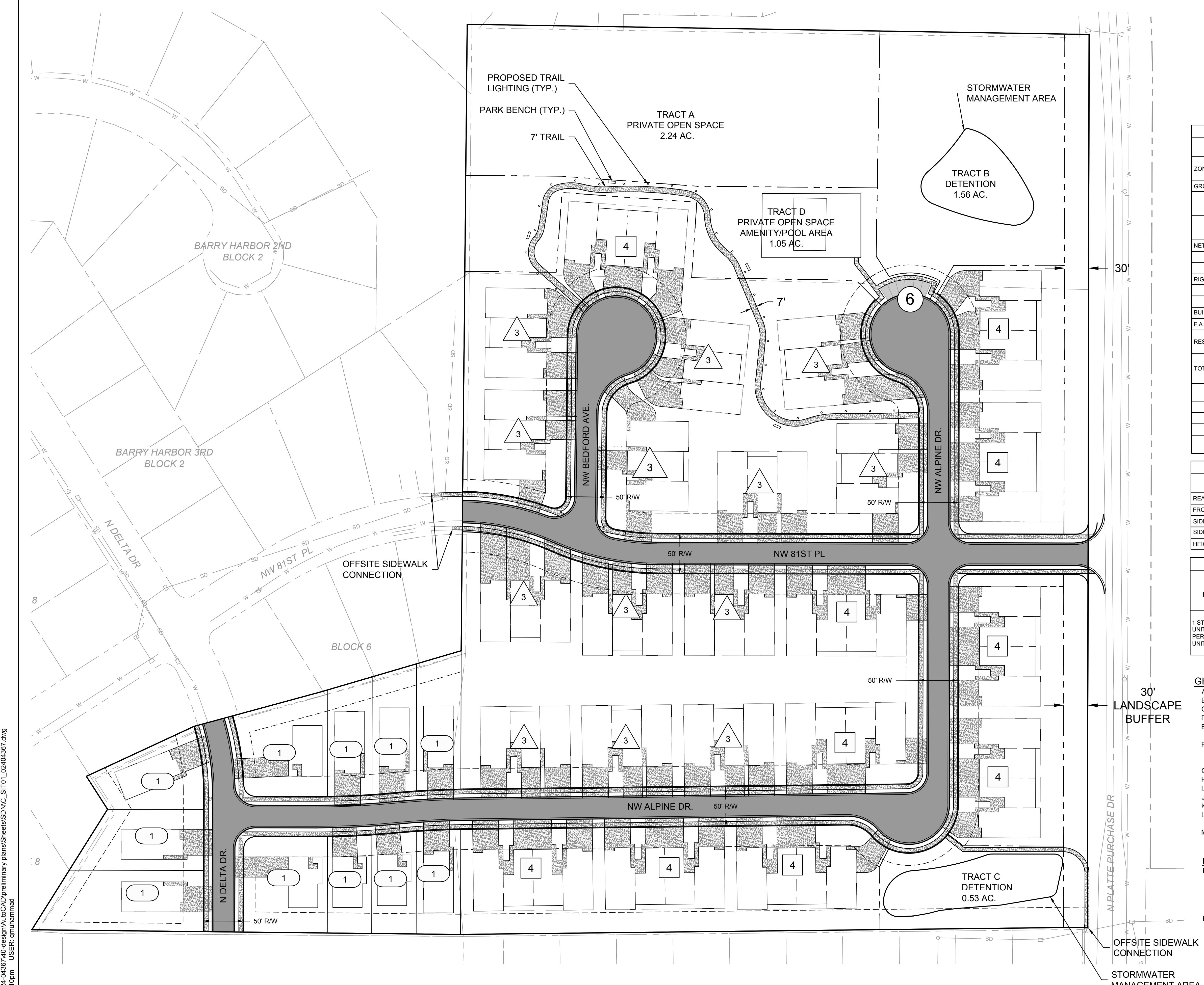
mission

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PRELIMINARY PLAT		REV. NO.	DATE	DESCRIPTION
drawn by:	KMM, DWP	1	02/26/2025	REVISED PER CITY COMMENTS
designed by:	DWP			
project no.:	024-04367			
date:	02.07.2025			
PARK PLACE				
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT				
KANSAS CITY, MISSOURI				
SHEET 03				REVISIONS





UNIT MIX				
NAME	SYMBOL	TYPE	SQFT	COUNT
DETACHED HOUSES	1	55' X 113' MIN	2,668 2,168 2,668	11
THREE UNIT TOWNHOUSE	3	2 BED/ 2.5 BATH/ 3 CAR 1 BED/1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,668	13
FOUR UNIT TOWNHOUSE	4	2 BED/ 2.5 BATH/ 3 CAR 1 BED/1.5 BATH/ 2 CAR 1 BED/1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,168 2,668	10

TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-7.5 R-2.5 R-7.5	R-2.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	132,077 613,095 246,984	992,156	NO	N/A
- IN ACRES	3.03 14.07 5.67	22.78	NO	N/A
NET LAND AREA				
- IN SQUARE FEET	836,352	NO	N/A	
- IN ACRES	19.20	NO	N/A	
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	155,944	NO	N/A	
- IN ACRES	3.58	NO	N/A	
BUILDINGS AREA (SQ. FT.)	276,794	NO	N/A	
F.A.R.	0	0.33	NO	N/A
RESIDENTIAL USE INFO	N/A	SINGLE FAMILY	NO	N/A
TOTAL LOTS	3	16		
- RESIDENTIAL	3	16	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

TABLE 2: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	25'	NO	N/A
FRONT SETBACK	0	25'	NO	N/A
SIDE SETBACK	0	15'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

TABLE 3: PARKING DATA					ALTERNATIVE PROPOSED?
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT, 1 BICYCLE PER 3 DWELLING UNITS	90	11 DETACHED DRIVEWAY PARKING 204 TOWNHOUSES PARKING 6 PARKING STALLS 221 TOTAL	N/A	N/A	NO

GENERAL NOTES:

- A. EXISTING ZONING: R-7.5, R-2.5, R-7.5; PROPOSED ZONING: R-2.5
- B. TOTAL LAND AREA: 992,156 SF, 22.78 AC.
- C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 3.58 AC.
- D. NET LAND 836,352 SF AREA: 19.20 AC.
- E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, THREE-UNIT TOWNHOUSE, FOUR-UNIT TOWNHOUSE
- F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX HEIGHT PER SECTION 88-110-04, TABLE 110-2 REQUIREMENTS. NUMBER OF FLOORS OF EACH BUILDING: N/A
- G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
- H. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.33
- I. NET DENSITY: 2.60 DU/AC.; GROSS DENSITY: 1.49 DU/AC.
- J. PARKING REQUIREMENTS: N/A
- K. BICYCLE PARKING REQUIREMENTS: N/A
- L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE
- M. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

PARKLAND CALCULATIONS:

REQUIRED:

$$11 \text{ DETACHED D.U.} \times 3.7 \times 0.006 = 0.244 \text{ AC.}$$

$$23 \text{ ATTACHED D.U.} \times 2 \times 0.006 = 0.276 \text{ AC.}$$

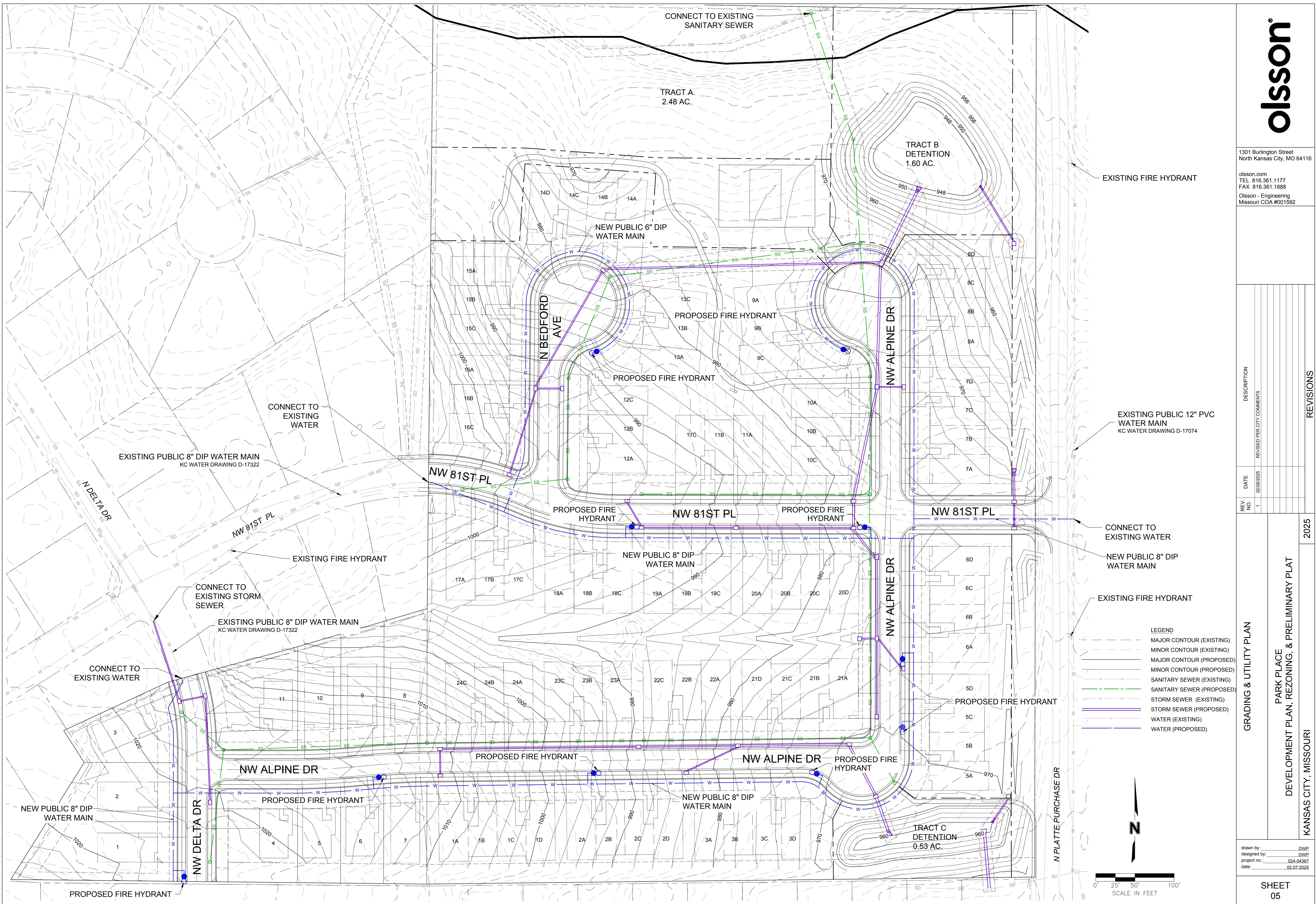
$$= 0.52 \text{ AC.}$$

PROVIDED:

AMENITY/POOL AREA: 1.05 AC.

TRAIL (848 x 50) = 0.97 AC

TOTAL = 2.02 AC.



ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.74	0.21	0.21	12.07%	0.00	0.00
MIDDLE ZONE	0.03	0.00	0.00	0.00%	0.00	0.00
STREAMSIDE ZONE	0.68	0.00	0.00	0.00%	0.00	0.00
FINAL OUTER ZONE	1.4					



LEGEND

- PROJECT PROPERTY BOUNDARY
- 300' ADJACENT PROPERTY OWNER BOUNDARY
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR
- STREAM CENTERLINE

LEGEND

- OUTER ZONE
- STREAMSIDE ZONE

LEGEND

- EDGE OF STREAM
- PROJECT PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- MIDDLE ZONE
- OUTER ZONE DISTURBANCE
- MATURE RIPARIAN VEGETATION
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR
- 999 PROPOSED MAJOR CONTOUR
- 999 PROPOSED MINOR CONTOUR
- FP 100 YEAR FLOODPLAIN

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DESCRIPTION	REVISIONS
1 02/26/2025 REVISED FOR CITY COMMENTS	

PRELIMINARY STREAM BUFFER PLAN	2025
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	KANSAS CITY, MISSOURI

drawn by: KMM, DWP  
designed by: DWP  
project no: 024-04367  
date: 02/07/2025

SHEET 06

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PREVIOUSLY REMOVED TREES FROM 2022

6. 88-424 TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.99	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A-STEP 1B	1.53	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	1.04	ACRES
2B	STEP 1C-STEP 2A	0.49	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.17	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	26	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	434	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4- STEP 5	-408	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY \$185		DOLLARS

NOTE:

1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.



LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- TREES TO BE REMOVED FROM CONTIGUOUS TREE CANOPY OF ONE ACRE OR MORE

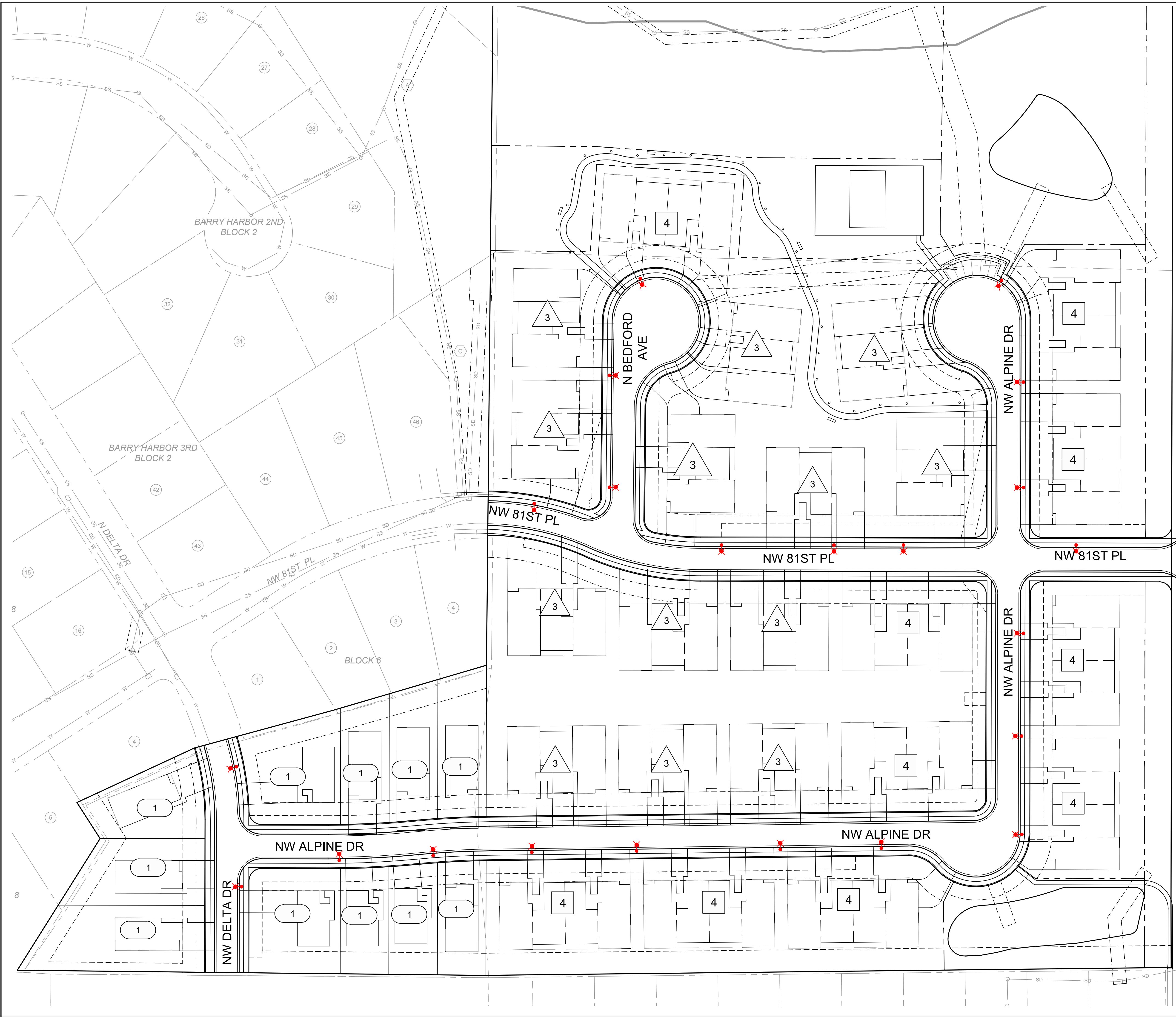
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REV. NO.	DATE	DESCRIPTION	REVISIONS
1	02/26/2025	REVISED FOR CITY COMMENTS	

TREE PRESERVATION PLAN		PARK PLACE, REZONING, & PRELIMINARY PLAT		2025
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT		KANSAS CITY, MISSOURI		
drawn by: DWP designed by: DWP project no.: 024-04367 date: 02/07/2025				

0' 25' 50' 100'  
SCALE IN FEET



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REVISIONS	REVISIONS
1 02/26/2025 REVISED FOR CITY COMMENTS	

PUBLIC STREET LIGHTING PLAN  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT  
KANSAS CITY, MISSOURI

drawn by: KMM, DWP  
designed by: DWP  
project no: 024-04367  
date: 02-07-2025

SHEET  
08

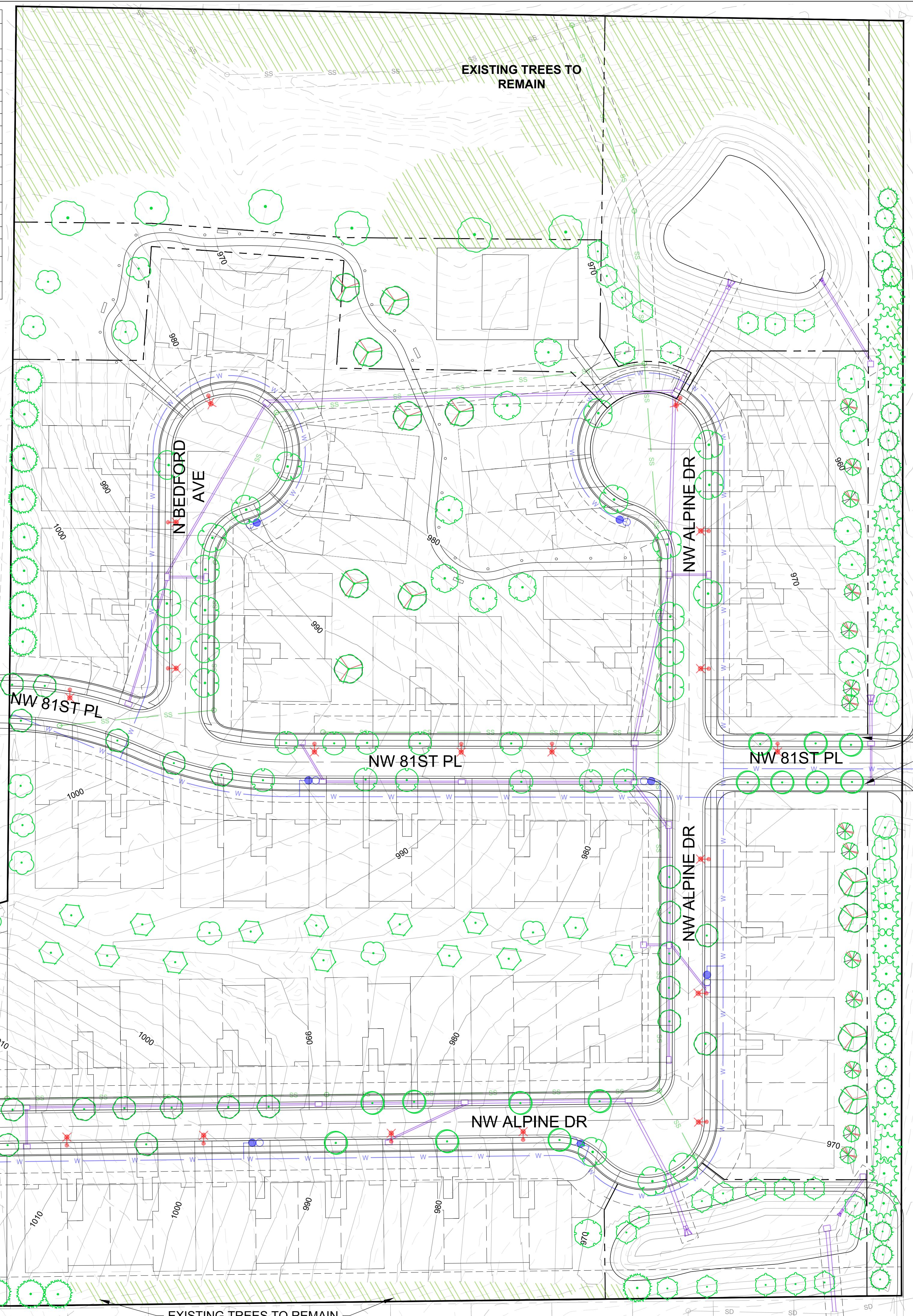
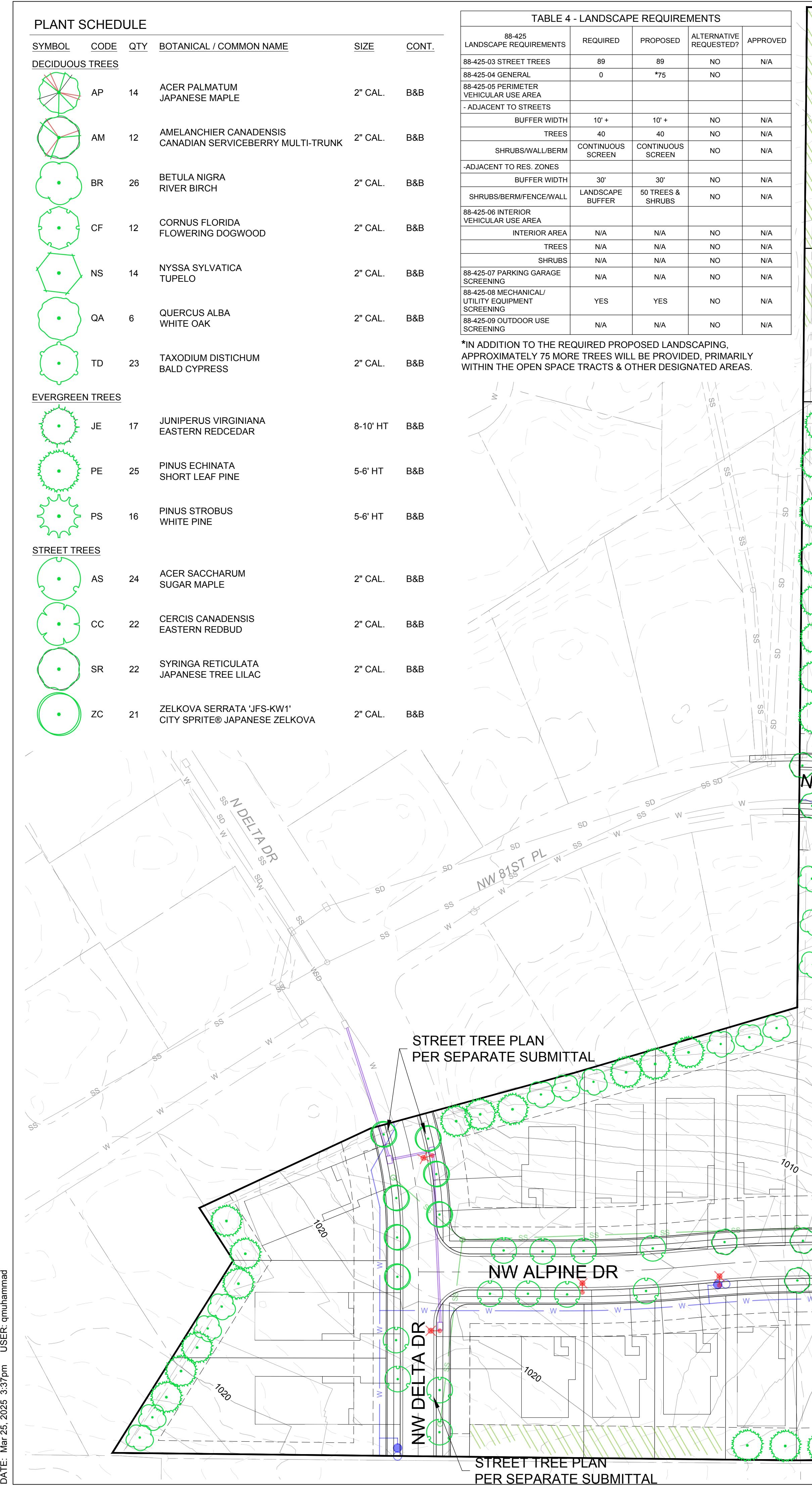
0' 25' 50' 100'  
SCALE IN FEET

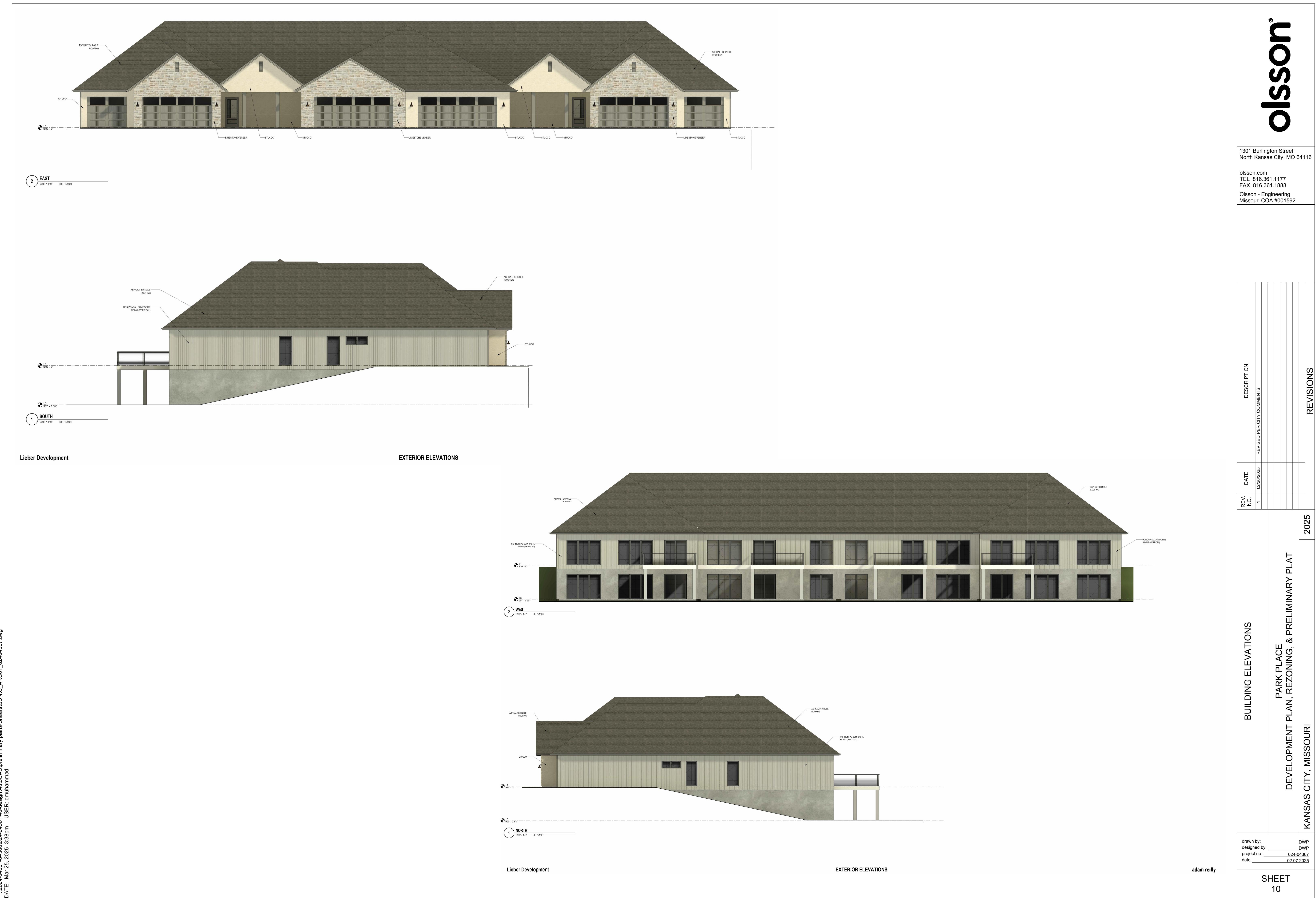
REVISIONS	DESCRIPTION
1	02/26/2025 REVISED PER CITY COMMENTS

LANDSCAPE PLAN	PARK PLACE	DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	KANSAS CITY, MISSOURI
2025			

drawn by: DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

SHEET 09







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DESCRIPTION

REV NO. DATE REVISED PER CITY COMMENTS

1 02/26/2025

REVISIONS

BUILDING PERSPECTIVES

REV NO.

DATE

REvised per City Comments

1

PARK PLACE  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

2025

KANSAS CITY, MISSOURI

drawn by: DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

SHEET  
11





## Lieber Developme

## FLOOR PL

**adam reilly**



1 FLOOR PLAN - LEVEL 0

## FLOOR PLANS

# Public Meeting Notice

Please join Papoo LLC

for a meeting about Park Place - A 16-lot mixed residential development.

case number CD-CPC-2025-00023, CD-CPC-2025-00029

proposed for the following address: 8130 N Plate Purchase Dr

Kansas City, MO 64151

**Meeting Date:** 03/25/2025

**Meeting Time:** 5:30 PM

**Meeting Location:** Virtual: Teams Meeting ID 266 305 437 737

Passcode: U3Rs7vM2

Project Description:

A 16-lot mixed residential development with shared open space and amenities.



If you have any questions, please contact:

**Name:** Jacie Lieber

**Phone:** 816-935-6078

**Email:** jacieliieber@yahoo.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [CompassKC.kcmo.org](http://CompassKC.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



Qiyamah Muhammad

- Olsson, Inc. / Papoo LLC

# MEETING ATTENDANCE RECORD

**Project Name:** Park Place  
**Meeting Location:** 8130 N Platte Dr.  
**Meeting Type:** Public Engagement  
**Presenter:** *Jacie Lieber*  
**Project #:** 024-04367  
**Date:** 03/19/25

Name of Attendee (Please print)	Address (City)	Email
Lesa Gilbert	1900 NW 82nd Street	lesa.gilbert@yahoo.com
Diane Steffnisch	1939 NW 82nd St	diana.steffnisch1901@outlook.com
Amy Burgess	1908 NW 82nd St	ab27630@hotmail.com
Paul & Jane Terry	1802 NW 82nd St	terry.jane@gmail.com
Julie Giltner	1812 NW 82nd Terrace	julie.kgmo@yahoo.com
Judy Kirby	1830 NW 82nd St.	judy.kirby@hotmail.com
Kathy Groenenboom	1933 NW 82nd Street	kgroenenboom@kc.rr.com
ALEX LDBJT	1829 NW 82nd Street	ALABAT1391@gmail.com
Kirk Nelson	1817 NW 82nd Street	mr4der.z@sbglobal.net
IAN GALL	1936 NW 82nd Street	jgall@KC.rr.com
PATRICK HAWES	1909 NW 82nd	patrick.hawes.1929@icloud.com
Paula Vandu Beek	1911 NW 82nd St	beekiona3@gmail.com

# MEETING ATTENDANCE RECORD

**Project Name:** Park Place  
**Meeting Location:** 8130 N Platte Dr.  
**Meeting Type:** Public Engagement  
**Presenter:**  
**Project #:** 024-04367  
**Date:** 03/19/25

Name of Attendee (Please print)	Address (City)	Email
PAT BRENNAN	1805 NW 82nd TER	rbrennan221@gmail.com
MIKE & LESLIE RADER	1921 NW 82nd ST	itsmike413@hotmail.com
DMAR 'S. HARRIS	1904 NW 82 <sup>nd</sup> St.	hdabcuse@aol.com
Alane Watts	1915 NW 82nd Ter	fitchikwatts@gmail.com
JoAnna Hickman	1831 NW 82nd Ter	alohall@icloud.com
Heather Bryant	1816 NW 82nd Ter	hhurst5@hotmail.com
Celia Duffett	1906 NW 82nd Ter KCMD	cmduffett@gmail.com
Paula Lappat	1835 NW 82 <sup>nd</sup> st	
Teresa Floyd	1807 NW 82nd St.	floydteresa@gmail.com
KAREN WEBB	1912 & 1916 NW 82 <sup>nd</sup> St	KB10P621@gmail.com
Bernadette Jessee	1917 NW 82 <sup>nd</sup> St.	bjessee43@yahoo.com

# **Public Meeting Summary**

## **Park Place Development: Development Plan and Rezoning**

### **Mid-Continent Public Library**

**March 19, 2025 (6:15 PM – 7:90 PM)**

The in-person public meeting for Park Place for the Timber Hills neighborhood occurred yesterday from 6:15 – 7:30pm at the Mid-Continent Public Library - Green Hills. Attached is the sign-in sheet. A summary of the meeting can be found below, please let me know if you need the summary as a separate sheet.

1. Jacie Lieber (Park Place developer) began the meeting with a presentation of the project, using two large printouts to display the site plan and a rendering of the multi-family buildings. Stephen Saylor (project engineer) later displayed the digital version of the 3/17/2025 plans on the projector screens. The meeting was then open to public questions and comments.
2. Questions about the development involved the below:
  1. Is this Section 8 housing?
    1. Answer - no
  2. Are these apartments?
    1. Answer - no
  3. Will Platte Purchase be improved?
    1. Answer – yes, but by KCMO
  4. Will the trees between Timber Hills and Park Place remain?
    1. Answer - yes
  5. Will the stream buffer remain?
    1. Answer – yes, the stream buffer will be protected.
  6. How far is the pool from Timber Hills?

1. Answer – the pool is estimated to be 325' from the back yard of the nearest Timber Hills home.
7. Will there be pickleball courts?
  1. Answer - no
8. Will there be noise barriers for the pool?
  1. Answer – no, the trees and distance from Timber Hills homes shouldn't have much noise impact.
9. Will the multi-family buildings be for purchase or rent?
  1. Answer – the multi-family buildings will be for either purchase or rent
10. Will litter and waste from construction of the site be come into Timber Hills?
  1. Answer – cleanup crews for each phase of construction will remove litter and waste from the site.
3. Councilmember Lindsay French arrived to the meeting approximately 30 mins after the meeting had begun. Many of the questions from the neighborhood had been asked and answered by the time she arrived. Councilmember French was able to answers questions from the public from the City's perspective about the stream buffer, the City's review of the plans, and plans for Platte Purchase improvements.
4. The project was well received by the Timber Hills neighborhood.

<b>Meeting title</b>	Park Place - Neighborhood Meeting
<b>Attended participants</b>	16
<b>Start time</b>	3/25/25, 5:18:03 PM
<b>End time</b>	3/25/25, 6:17:32 PM
<b>Meeting duration</b>	59m 29s
<b>Average attendance time</b>	40m 39s

### Participants

Name	First Join	Last Leave
Qiyamah Muhammad	3/25/25, 5:19:45 PM	3/25/25, 6:17:18 PM
Stephen Saylor	3/25/25, 5:18:59 PM	3/25/25, 6:17:18 PM
Jacob Hodson	3/25/25, 5:21:20 PM	3/25/25, 5:49:43 PM
Jacie (Unverified)	3/25/25, 5:19:31 PM	3/25/25, 6:17:19 PM
Kelly Johnson (External)	3/25/25, 5:22:15 PM	3/25/25, 6:17:19 PM
Michele (Unverified)	3/25/25, 5:23:04 PM	3/25/25, 5:56:27 PM
Niki Btemeier (Unverified)	3/25/25, 5:27:34 PM	3/25/25, 6:17:28 PM
Patti (Unverified)	3/25/25, 5:28:11 PM	3/25/25, 6:17:20 PM
Lesa G. (Unverified)	3/25/25, 5:30:14 PM	3/25/25, 6:17:15 PM
Greg Clark (Unverified)	3/25/25, 5:31:15 PM	3/25/25, 6:17:32 PM
Bernadette Jessee (Unverified)	3/25/25, 5:31:49 PM	3/25/25, 6:16:11 PM
Hamiltons (Unverified)	3/25/25, 5:33:25 PM	3/25/25, 6:09:45 PM
Barbara Sexton (External)	3/25/25, 5:41:00 PM	3/25/25, 6:09:18 PM
Steve (Unverified)	3/25/25, 5:52:51 PM	3/25/25, 6:17:17 PM
Michele (Unverified)	3/25/25, 5:56:23 PM	3/25/25, 6:17:05 PM
Edie (Unverified)	3/25/25, 6:03:44 PM	3/25/25, 6:17:19 PM

In-Meeting Duration	Email	Participant ID (UPN)	Role
57m 33s	qmuhammad@olsson.com	qmuhammad@olsson.com	Organizer
58m 19s	ssaylor@olsson.com	ssaylor@olsson.com	Organizer
28m 23s	jhodson@olsson.com	jhodson@olsson.com	Organizer
57m 48s			Presenter
55m 3s	Kjohnson@vfw.org	KDurham@vfw.org	Presenter
33m 23s			Presenter
49m 53s			Presenter
49m 8s			Presenter
47m			Presenter
46m 17s			Presenter
44m 21s			Presenter
36m 19s			Presenter
28m 17s	Barbara.Sexton@myocore.com	Barbara.Sexton@myocore.com	Presenter
24m 25s			Presenter
20m 42s			Presenter
13m 34s			Presenter

# MEETING MINUTES

## Park Place Neighborhood Meeting

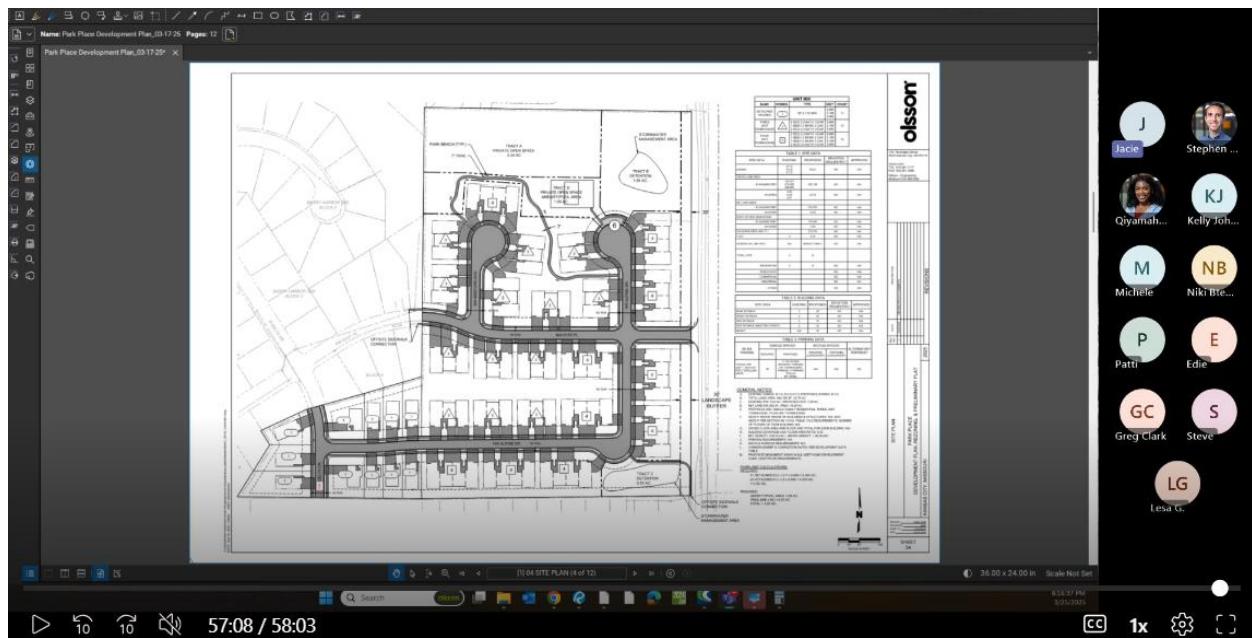
<b>Date:</b>	03/25/25
<b>Note Taker</b>	Qiyamah Muhammad
<b>Project #</b>	024-04367

Meeting notes:

- **HOA Board Member Introduction:** Jacie introduced Patti, an HOA board member, and mentioned that they had been discussing the project and addressing questions over the past few days.
- **Project Overview:** Qiyamah presented the overall plan for the Park Place development, which includes 34 units with a mix of detached houses and townhouses, a trail with park benches and lighting, an open space with amenities, and a pool.
  - Landscape Plan: Qiyamah explained the landscape plan includes existing trees that will not be touched and new trees that will be added for screening along streets and existing homes. Track D will be an open space with amenities and a pool, and Track A, which is currently a stream, will remain untouched.
  - Sidewalks: Sidewalks will be provided to connect to existing sidewalks on the west and east sides along North Platte Purchase.
- **Questions about Rental vs. Sale:** Jacie explained that the units will be individually platted and can be sold, but the decision to rent or sell has not been made yet.
  - Individual Platting: Jacie explained that each unit, whether a fourplex or threeplex, will be individually platted, allowing them to be sold separately. The legal setup will enable individual sales, but the decision to rent or sell has not been finalized.
  - High-End Units: Jacie emphasized that the units are high-end, with each unit being over 3000 square feet and priced around \$500,000. The target market includes young professionals and empty nesters, with the units being maintenance-free.
- **Traffic and Access Concerns:** An attendee raised concerns about the access to the development and the impact on traffic, especially on Platte Purchase, which is already dangerous. Jacie responded that the city has plans to improve Platte Purchase with curb sewers and sidewalks.
  - City Improvements: Stephen explained that Platte Purchase is on the city's plan for improvements, including curb sewers and sidewalks, to match up with Barry Rd. The entrance to the development will be placed where the city wants it, on the hillside for better line of sight.
  - Traffic Study: Jacie mentioned that a traffic study was conducted, and the city proposed the entrance location. The city is aware of the traffic concerns and plans to address them as part of their improvements.



- Storm Sewer: Jacie assured that the entire subdivision will have storm sewers, which will solve drainage issues and prevent flooding on the roads.
- **Questions about Construction Timeline:** Jacie outlined the construction timeline, stating that they aim to start development in the summer, with infrastructure taking six to eight months and the entire project taking a few years to complete.
  - Start Date: Jacie mentioned that they aim to start development in the summer, pending city approvals and permits. The engineers have about eight weeks to finish their plans and submit them to the city.
  - Infrastructure Timeline: Jacie stated that the infrastructure development will take six to eight months to complete. This includes all necessary groundwork and utilities.
  - Project Duration: The entire project is expected to take a few years to complete, with construction progressing as quickly as financing allows. Jacie plans to build four to five buildings at a time, starting new ones as soon as the first ones are completed.
- **Questions about Buffer and Landscaping:** Jacie mentioned that a minimum of 30 feet of trees will be left as a buffer between the development and Barry Harbor. This buffer will help maintain privacy and aesthetics for both communities.
  - **Additional Landscaping:** Additional landscaping will be provided, including new trees for screening along streets and existing homes.
- **HOA and Amenities:** Jacie confirmed that the development will have an HOA, which will manage amenities such as the pool and maintenance-free landscaping.
- **Basements and Construction Quality:** Jacie emphasized that all units would have basements and high-quality construction materials, including wood, stucco, and stone, with no vinyl or metal siding.
  - Basements: Jacie emphasized that all units would have basements, which is a feature not commonly seen in new constructions. This decision was made to add value and meet local preferences.
  - Construction Materials: Jacie highlighted that the construction would use high-quality materials, including wood, stucco, and stone. There will be no vinyl or metal siding, ensuring durability and aesthetic appeal.
- **Meeting Recording and Follow-Up:** Qiyamah confirmed that the meeting was being recorded and that the recording will be shared with the participants via email.
- **Meeting Follow-Up:** Jacie told participants if they have any additional questions or concerns that arise after the meeting to please reach out.



## SUMMARY

Area Plan Alignment:

High, **Medium**, Low

KC Spirit Playbook Alignment:

High, **Medium**, Low, N/A

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	SEG WDC CC	SEG: Connects to existing infrastructure and development. WDC: Units do not have prominent front doors. Garages occupy most of the front façade. CC: Connects to adjacent neighborhoods and roadways. Driveways cover most of sidewalk.
Low		

### Alignment Comments:

This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The development matches the Future Land Use on the site and provides appropriate transitions from N Platte Purchase. The garages take up most of the front elevation and don't allow there to be a prominent front door for many units.